

## **Hearing Date: December 17, 2020**

Planner: Joseph Dodson

File No.: H-2020-0108

Project Name: Vicenza North Subdivision

Request:

- Rezone a total of 63.56 acres of land for the purpose of rezoning 41.58 acres to the R-8 zoning district and subsequently reducing the C-C zone from approximately 37 acres to 3.67 acres, reducing the L-O zone from approximately 10.6 acres to 1.56 acres, and increasing the C-G zone from approximately 13.2 acres to 16.76 acres;
- Preliminary Plat consisting of 169 single-family residential building lots, 6 commercial building lots, and 8 common lots on 56.99 acres of land.
- Modification to the existing development agreement (Inst. #: 2019-055407) for the purpose of removing 76.58 acres of land north of W. McMillan Road and west of N. Ten Mile Road from the boundaries and terms of said agreement and enter into a new one, consistent with the proposed development plan, by Bridgetower, LLC.

Location: The site is located in the northwest corner of N. Black Cat Road and W. McMillan Road, in the SE  $\frac{1}{4}$  of Section 27, Township 4N., Range 1W.

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**Type of Review Requested**

Hearing

File number: H-2020-0108  
Assigned Planner: Joseph Dodson  
Related Files: \_\_\_\_\_

**Applicant Information**

Applicant name: TERRY OBRIEN, WHPACIFIC, INC. AN NV5 COMPANY Phone: 2082758744  
Applicant address: 690 S. INDUSTRY WAY, STE. 10, MERIDIAN, ID 83642 Email: tobrien@whpacific.com

Owner name: TERRY OBRIEN, WHPACIFIC, INC. AN NV5 COMPANY Phone: 2082758744 Fax: 2083425353  
Owner address: 690 S. INDUSTRY WAY, STE. 10, MERIDIAN, ID 83642 Email: tobrien@whpacific.com

Agent name (e.g. architect, engineer, developer, representative): TERRY OBRIEN  
Firm name: WHPACIFIC, INC. AN NV5 COMPANY Phone: 2082758744 Fax: 2083425353  
Address: 690 S. INDUSTRY WAY, STE. 10 Email: tobrien@whpacific.com

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Contact address: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Location/street address: \_\_\_\_\_  
Assessor's parcel number(s): S0427417210  
Township, range, section: 4N1W27

**Project Description**

Project/Application Name: Vicenza North - MDA, PP, RZ  
Description of Work: Narrative Below

**Application Information**

<b>APPLICATION TYPES</b>	
<b>Is this application exempt from fees?:</b>	No
<b>Development Agreement Modification - MDA:</b>	CHECKED
<b>Preliminary Plat - PP:</b>	CHECKED
<b>Rezone - RZ:</b>	CHECKED
<b>ADDRESS VERIFICATION</b>	
<b>Address Verification Permit Number:</b>	LDAV-2020-0272
<b>TYPE OF USE PROPOSED</b>	
<b>Commercial:</b>	CHECKED
<b>Single-Family Detached:</b>	CHECKED
<b>PROPERTY INFORMATION</b>	
<b>General Location:</b>	NWC Ten Mile & McMillan, behind WalMart
<b>Current Land Use:</b>	Vacant
<b>Total Acreage:</b>	56.99
<b>Prior Approvals (File Numbers):</b>	H-2019-0001 (MDA)
<b>Traffic Study Required per ACHD:</b>	Yes
<b>Has a traffic study been accepted by ACHD:</b>	Yes
<b>ZONING DISTRICT(S)</b>	
<b>R-8:</b>	CHECKED
<b>R-15:</b>	CHECKED
<b>C-C:</b>	CHECKED
<b>C-G:</b>	CHECKED
<b>L-O:</b>	CHECKED
<b>FLUM DESIGNATION(S)</b>	
<b>Mixed Use Community:</b>	CHECKED
<b>Acreage - Mixed Use Community:</b>	56.99
<b>PROJECT INFORMATION</b>	
<b>Site Plan Date (MM/DD/YYYY):</b>	10/26/20
<b>Landscape Plan Date (MM/DD/YYYY):</b>	9/2/20
<b>Elevations Date (MM/DD/YYYY):</b>	9/2/20
<b>Who will own and Maintain the Pressurized Irrigation System in this Development:</b>	City of Meridian
<b>Irrigation District:</b>	City of Meridian
<b>Primary Irrigation Source:</b>	Surface
<b>Secondary Irrigation Source:</b>	Existing Wells
<b>Number of Residential Units:</b>	169
<b>Minimum Square Footage of Living Area (Excluding Garage):</b>	N/A
<b>Gross Density:</b>	4.17
<b>Net Density:</b>	6.30

What was the date of your pre-application meeting?:	10/01/2020
What was the date of your neighborhood meeting?:	08/13/2020
In Reclaimed Water Buffer:	Yes
<b>PROPERTY POSTING</b>	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
<b>AZ / RZ ONLY</b>	
R-8:	CHECKED
Acreage - R-8:	41.58
C-C:	CHECKED
Acreage - C-C:	3.67
C-G:	CHECKED
Acreage - C-G:	16.76
L-O:	CHECKED
Acreage - L-O:	1.55
<b>PLATS ONLY</b>	
Number of Building Lots:	175
Number of Common Lots:	8
Total Number of Lots:	183
Minimum Lot Size:	5321 sf
Average Lot Size:	6780 sf
Area of Plat:	2,482,484.4 sf
Plat Date (MM/DD/YYYY):	8/13/20
<b>QUALIFYING OPEN SPACE</b>	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Other Qualified Open Space:	Multi-use Pathway
Acres of Qualified Open Space:	5.29
Percentage of Qualified Open Space:	10.8
<b>QUALIFYING SITE AMENITIES</b>	
Other Qualified Site Amenities:	Multi-use Pathway
<b>TIME EXTENSION INFORMATION</b>	
Number of months extension:	24
<b>APPLICATION DISCLAIMER</b>	
I have read and accept the above terms:	CHECKED
Your signature:	Terry O'Brien
<b>MISC</b>	
Is new record:	No

October 27, 2020

Mr. Joseph Dodson  
Community Development  
**City of Meridian**  
33 E. Broadway Ave  
Meridian, ID 83642

**Subject:           Vicenza North Rezone, Preliminary Plat and Development Agreement  
Modification Application**

Dear Mr. Dodson:

On behalf of our client Bridgetower, LLC we are pleased to submit this application for rezone and preliminary plat with a development agreement modification for Vicenza North.

**Project Narrative & History**

Located near the northwest corner of McMillan Road and Ten Mile Road, Vicenza North encompasses 56.99 acres and is the final remaining acreage from the original Volterra Subdivision.

Initially submitted in 2005, the property was approved primarily for the development of residential lots. Ultimately the project gained favorable support and approval by the City of Meridian.

Subsequently, in 2008, an application for a change to the Volterra Subdivision was submitted by Quadrant to modify the approval. At that time, the applicant was in talks with a local hospital who was interested in developing the property as a hospital/medical office site similar to the St. Luke's facility which currently exists on Eagle Road near I-84. Zoned Commercial and Light Office, the concept plan developed at the time was designed to include a main hospital building and secondary support medical facilities. As a result, an application was made to the City of Meridian requesting to accommodate the development that was being contemplated, and it was ultimately approved. Unfortunately, due to various market forces and other considerations, the plan to develop the site as a hospital with supporting medical facilities was abandoned.

Over the last decade the area surrounding Vicenza North has experienced tremendous growth and development. Our client, Bridgetower Investments, LLC (and associated LLCs) is intimately aware of that growth since acquiring and developing various parcels of land in the area. Having purchased the remaining phases of the original Bridgetower subdivision in 2010, our client elevated the quality and appearance of the remaining phases of Bridgetower with the implementation of brick paved roads. Seeing the success and demand for Bridgetower, our client continued those efforts west of Ten Mile Road by replicating the successful formula found in Bridgetower and providing finished lots for much needed homes in the area.

In the meantime, our client continued to field requests for the commercial and light office ground not only in Vicenza North but also at the southwest corner of Ten Mile and McMillan Roads; however, those parcels remain undeveloped. Then Walmart entered the area with the development on the northwest corner of the intersection and Costco was approved .5 miles north of the site. In that same timeframe, the Bainbridge Subdivision was approved immediately to the north of our project site as well as Vicenza Subdivision to the west. Bainbridge was quickly built out and homebuilding in Vicenza is nearly complete. The rezone and development of residential lots in Vicenza North will connect and compliment these newly built communities.

Our client continues to experience a robust demand for residential lots in the area however demand for quality commercial / light office opportunities remains low. With the success of Bridgetower and the Vicenza/Volterra Subdivisions, our client has decided to respond to the market's demands. Thus we began work to rezone a portion of the property back to residential, reduce the number of commercial acres and rezone 41.58 acres to R-8 residential zoning. While we have reduced the amount of commercial acres the remaining commercial ground is appropriate to add tenants that fit with the neighborhood and the needs of the city.

Consequently, the redesign of Vicenza North is comprised of a thoughtful mix of uses that are interconnected with streets, pathways, public and semi-public open spaces consistent with the goals of the Mixed Use Community comprehensive plan designation. Like Volterra/Vicenza Subdivisions, the residential lots will continue the same character and quality of development with homes, 5.29 acres of open space, along with the same (and uniquely original to our market) brick paved roads within the residential portion of the project.

The redesign of the site contemplates 1.55 acres of L-O limited office, 16.76 acres of C-G commercial zoning designation with building pads fronting Ten Mile Road to attract strong tenants. These lots are buffered from the residential portion of the project by a spine road that runs through the site connecting Ten Mile to the existing Vicenza community. Along with the larger commercial users anticipated next to Ten Mile, we have developed 3.67 acres of neighborhood commercial in the center of the site. This neighborhood commercial component is directly south of the newly contemplated residential lots and adjacent to the extension of the City's pathway provides the connection from Ten Mile Road to Black Cat. The neighborhood commercial component is designed to provide smaller commercial buildings and plazas for outdoor spaces and gatherings. It is intended to be a walkable destination and will further foster a sense of community for the residents in the area.

We also believe that the redesign of this site couldn't be more timely. Over the past decade we have seen tremendous growth and advancement of technology and telecommuting. This has prompted a large portion of the population to move away from the traditional model of working in an office and instead many people are able to work from home and reducing a company's overhead costs.

We have seen this firsthand with the residents of Bridgetower whereby the demand for floorplans with home offices is huge very strong often with at least one occupant working from home. This has been a growing trend with the homebuyers/residents, a trend that was recently accelerated by the COVID-19 pandemic. Locally, as well as across the nation, the COVID-19 has caused an unprecedented number of people fleeing more densely populated cities for ones like Meridian. The pandemic has also resulted in many companies realizing that their employees are just as productive working from home and are able to reduce their office footprints; in some instances larger companies have even begun exploring the opportunities to convert underutilized existing office buildings to residential units.

Keeping a close eye on the vastly changing market conditions and demand, the rezoning and redesign of Vicenza North is uniquely poised to respond the recent changes in our world and how we live and work in our everyday lives as well as provide the current and future residents of the City of Meridian with the residential options they are looking for.

For all the reasons discussed, we believe that this rezone and redesign of the site complies with the city's comprehensive plan for the Mixed Use Community designation, city ordinances, and goals of the City of Meridian. The addition of the single family detached residential component will help in the effort to relieve some of the housing shortage pressures we are experiencing, while more proportionately distributing the larger commercial components along Ten Mile Road, giving way to the highest visibility areas of the site. The neighborhood commercial component will serve as a pedestrian accessible destination place for the surrounding residents and the mix of housing types (R-15 and the single family detached lots) will make Vicenza North a highly sought after community and a great addition to the City of Meridian.

We thank you for your time and consideration of our application. If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt M. Munger", with a long horizontal flourish extending to the right.

Matt M. Munger, P.E.  
Director of Land Development

enclosures